

**MIAMI COUNTY SHERIFF'S OFFICE**  
**TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES**  
**NOTICE OF SHERIFF'S SALE**

Sheriff's File Number:

12-27-11

Date of Sale:

Sale Location:

1104 W 200N, Peru, IN 46970

Publisher's Name/County: The Peru Daily Tribune - Miami County

Judgment to be Satisfied:

\$143,430.00

By virtue of a certified copy of a decree to me directed from the Clerk of Superior Court of Miami County, Indiana, in Cause No. 52D01-0810-MF-00569

**Plaintiff: Countrywide Home Loans Servicing, L.P.**

**Defendant: Anthony E Landis, et al.**

Required me to make the sum as provided for in said Decree with interest and cost, I will expose at public sale to the highest bidder, at the hour of 10a of said day as listed above, at fee simple of the whole body of Real Estate in Miami County, Indiana:

**PLEASE SEE ATTACHED LEGAL**

**Parcel No. 52-11-29-300-002.000-017**

**Commonly Known as: 589 North Elm Street, Bunkerhill, IN 46914**

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws. This Notice shall also represent service of Notice of Sale of the above-described real estate upon the owners, pursuant to requirements of IC 32-29-7 & 8.

Bradley C. Crosley (28224-29)

Attorney

Reisenfeld & Associates, LPA LLC

Attorney's Law Firm

(513) 322-7000

Contact Telephone Number

  
Sheriff of Miami County

  
Township

589 North Elm Street, Bunkerhill, IN 46914

Street Address

The Sheriff's Department does not warrant the accuracy of the street address published herein.



\* 1 7 5 9 5 9 8 \*

## LEGAL DESCRIPTION:

Part of the Southwest Quarter of Section 29, Township 26 North, Range 4 East, Bunker Hill, Indiana, described as follows:

Commencing at a stone marked — 13.25 chains North of the Southwest corner of the Southwest Quarter of Section 29, Township 26 North, Range 4 East; thence East 6.75 chains; thence South 4 degrees and 30 minutes West 2.765 chains to the center of Third Street in Bunker Hill, Indiana; thence East 7.60 chains to the West line of the lands of Frederick Rohrer; thence North 2 degrees and 30 minutes West 12.10 chains to the center of Big Pipe Creek; thence West 3.40 chains along the center of said creek; thence North 45 degrees West 3.35 chains; thence North 50-3/4 degrees West 5.83 chains along the center of said creek; thence North 45 degrees West 3.35 chains; thence North 50-3/4 degrees West 5.85 chains along the center of said creek; thence West 3.28 chains along the center of said creek to the East line of Big Pine Creek Reserve; thence South 15.45 chains to the place of beginning, excepting the right of way of the Indianapolis Peru and Chicago Railway Company (now the Lake Erie & Western Railway Company) and containing 17.71 acres, more or less.

### EXCEPTING THEREFROM:

A part of the fractional Southwest Quarter of Section 29, Township 26 North, Range 4 East, described as follows:

Commencing at the Southwest corner of said Southwest Fractional Quarter; thence North along the West line of said Southwest Fractional Quarter (East line of Squirrel Village Section) 13.25 chains (874.5 feet); thence East 431.5 feet to a point on the Easterly right of way line of the Norfolk and Western Railroad (formerly the Nickel Plate Railroad); said point being the point of beginning of the following described tract; thence South 6 degrees 55 minutes West 183.84 feet along the Easterly line of said Railroad right-of-way to the point of intersection of said right-of-way with the center line of Third Street in the Town of Bunker Hill, Indiana, extended Easterly from said Town across the right of way of said Railroad; thence East along said center line extended 21.70 feet; thence North 37 degrees 30 minutes East 5 feet to a point; thence South 89 degrees 22 minutes East along a fence line 491.6 feet; thence North 2 degrees 7 minutes West along a fence line 841.90 feet to the center of Big Pipe Creek; thence North 78 degrees 13 minutes West along the center of Big Pipe Creek 188 feet; thence continuing along the center of Big Pipe Creek, North 55 degrees 13 minutes West 155.63 feet to the point of intersection of Big Pipe Creek with the Easterly right of way line of said Norfolk and Western Railroad; thence following the Easterly right of way line of said Norfolk and Western Railroad the following courses and distances:

South 12 degrees 1 minute West 119.6 feet to the of beginning, containing 8.7 acres, more or less.

**EXCEPTING THEREFROM:**

A part of the Southwest Quarter of Section 29, Township 26 North, Range 4 East, more particularly described as follows: Beginning at a point 16.5 feet North of the Northwest corner of Lot Number 48 of Duckwall and Myers Addition to Bunker Hill, Indiana; thence North 132 feet to a point; thence East 84.7 feet to the West right of way of the Norfolk & Western Railroad; thence Southwesterly along said right of way whose chord bears South 4 degrees 58 minutes West 132.45 feet to a point; thence West 73.25 feet to the place of beginning, containing 0.239 acre, more or less.

**ALSO:**

A part of the Southwest Quarter of Section 29, Township 26 North, Range 4 East, more particularly described as follows: Beginning at a point 16.5 feet North of the Northwest corner of Lot Number 48 of Duckwall and Myers Addition to Bunker Hill, Indiana; thence North 132 feet to a point thence West 66 feet to a point; thence south 132 feet to a point; thence East 66 feet to the place of beginning, containing 0.20 acre, more or less.